

## **Countryside Senior Apartments of Lyons Township**

**Countryside Senior Apartments of Lyons Township** is an independent senior living building with 70 units located at 6406 Joliet Road in Countryside. Countryside Senior Apartments of Lyons Township will feature on site amenities including an activity room, a large community room featuring a fireplace, big-screen TV and an area for community events and parties. Residents will have access to a rear patio and courtyard and there will be on-site property management. A laundry room will be centrally located on each of the building's four floors. On site staff will be available to help plan social events such as holiday parties, community outings and other special events. The pet policy allows one spayed/neutered cat or two caged birds or fish with tanks below forty gallons combined. Dogs will not be permitted.

**Rental rates & Income Requirements** All units are one-bedroom/one-bath and approximately 590 square feet. Applicants must be 55 years or older and have an income of less than \$42,200 if occupancy is 1 person and less than \$48,250 if occupancy is 2 persons. The unit breakdown according to income limits and corresponding rents are as follows:

<u># of units</u>	<u>Monthly Rent</u>	<u>1 person income limit</u>	<u>2 person income limit</u>
7	\$788	\$42,200	\$48,250
35	\$750	\$31,680	\$36,180
21	\$628	\$26,400	\$30,150
7	\$345	\$15,840	\$18,090
<b>70 total</b>			

Countryside Senior Apartments includes seven fully handicapped accessible units. There are seven additional units that are adaptable to become fully accessible, and two units accommodated for the hearing impaired.

**Overview of Leasing Process** Individuals who are interested in becoming a resident in the building should call 708-246-0101. American Marketing Services (AMS) Realty is currently staffing this phone line and is providing marketing services. Family members or friends may call on behalf of an interested tenant.

In the following weeks, outreach events will be scheduled in Countryside and surrounding communities. Advertisements about the new building will also be placed in local and regional publications. Below please find the estimated timeline for the application and occupancy process:

### **Timeline**

May 2010	Pre-application correspondence
April-May-June, 2010	Marketing Events
July-August-September, 2010	Application Appointments/Processing
September 1, 2010	First occupancy

**Mercy Housing Lakefront** Countryside Senior Apartments of Lyons Township is being developed by Mercy Housing Lakefront, which is an affiliate of Mercy Housing, Inc., a national non-profit. Mercy Housing was founded in 1981 and has participated in the development, preservation and/or financing of more than 36,000 affordable homes, including both rental and for-sale housing. The Countryside Senior Apartments is being developed in partnership with the Township of Lyons, City of Countryside, Community Memorial Foundation and the IFF.

Mercy Housing employs more than 1,500 people nationwide and provides property management through its affiliate, Mercy Services Corporation. Mercy Housing Lakefront, the Midwest business center of Mercy Housing, has developed more than 1,400 housing units in the Midwest and serves more than 2,000 residents. Each Mercy Housing community is built with a commitment to meaningful community partnerships, creative vision, community planning and excellence in design.

**Property Management** Mercy Services Corporation, an affiliate of Mercy Housing Lakefront, will provide on-site property management services. In 1983, Mercy Housing established Mercy Services Corporation as a not-for-profit company to provide property management and property-based resident services. Since the time of its establishment, Mercy Services Corporation has provided a service that is a national model of effective management for resident-focused, affordable housing programs. Mercy Services Corporation strives to ensure that every property is:

- Well-managed and properly maintained to provide decent, safe and clean living conditions for its residents.
- A permanent, affordable housing resource in the community.
- A pleasant and secure living environment for its residents and the surrounding neighborhood.
- A catalyst for positive relationships among the residents, management staff and surrounding communities
- A financially stable enterprise that successfully operates within its budget so that all expenses, debt service and reserves payments are covered by operating income.
- Managed in accordance with applicable regulatory requirements and in compliance with all local, state and federal laws. Mercy Services Corporation has a well-qualified staff to oversee compliance of its properties.

Individuals interested in becoming a tenant in the building should call 708-246-0101. All other non-rental inquiries may be directed to 312-447-4556.